

Nittany Valley Joint Planning Commission Meeting Minutes

Date: Thursday, January 16, 2015

Location: Spring Township Municipal Building
1309 Blanchard Street
Bellefonte, PA 16823

Call to Order: The January 2015 meeting of the Nittany Valley Joint Planning Commission was called to order at 6:00 PM by Ken Roan, who led the Pledge of Allegiance.

Members Present:

Benner Township: Paul Kurtz
Bellefonte Borough: Randy Brachbill and Bob Dannaker
Marion Township: Ken Roan and Archie Gettig
Spring Township: Dave Capperella
Walker Township: Ron Burd

Others Present:

Benner Township: None
Bellefonte Borough: Vana Dainty
Marion Township: None
Spring Township: Bill MacMath and Vaughn Zimmerman
Walker Township: Vaughn Zimmerman
Centre County Planning: Sue Hannegan
Public Guests: None

Secretary's Report:

Paul Kurtz made a motion to approve the minutes from the November 20, 2014 meeting with the condition that the difference be resolved between the NVJPC-approved dollar amount for payment to Bellefonte Borough for their dinner expense for the November meeting and the dollar amount reported in the January Financial Report. The dollar amount approved for payment at the November meeting was \$62.72 versus the listed expenditure of \$75.26. Bob Dannaker seconded the motion and the November minutes were approved upon resolution of the differing dollar amounts.

Vote:

Paul Kurtz	Yes	Dave Capperella	Yes
Ken Roan	Yes	Ron Burd	Yes
Randy Brachbill	Yes		
Bob Dannaker	Yes		

Public Comments and Questions: None

Communications and Bills:

Spring Township submitted the \$93.04 bill for advertising the 2015 meeting dates. It was unanimously approved following a motion by Dave Capperella and seconded by Randy Brachbill.

The bill for the dinner in the amount of \$52.19 was submitted by Spring Township. On a motion by Dave Capperella and seconded by Bob Dannaker, unanimous approval was granted for payment of the dinner expense, payable to Spring Township, from the Nittany Valley Joint Planning Commission account.

Report of Officers

Chairman: Ken Roan announced that this was his last meeting and that Archie Gettig would now be representing the Marion Township supervisors. All present thanked Ken for his service, suggested that he keep in touch, and wished him the best.

Vice-Chairman:
None

Secretary:
None

Treasurer: Randy Brachbill made a motion to conditionally approve the Treasurer's Financial Report for the period ending December 31, 2014, (attached) upon resolution of the approved expense for the November meeting and the actual paid amount for the November meeting; Ron Burd seconded the motion. The current account balance is \$4,559.43.

Vote:

Paul Kurtz	Yes	Dave Capperella	Yes
Ken Roan	Yes	Ron Burd	Yes
Randy Brachbill	Yes		
Bob Dannaker	Yes		

Discussion Topics/Old Business:

Shared Housing Update: Linda Marshall, senior planner with the Centre County Planning and Community Development Office, would like to use the Nittany Valley Planning Region as the pilot study area for the county's Shared Housing Project. The purpose of this project is to (1) identify local zoning and code barriers that would prohibit homeowners from renting a bedroom(s) and shared common space to income eligible tenants in owner-occupied units, (2)

develop solutions to overcome any barriers identified, and (3) discuss next steps. In order to begin the process each municipality identified their preferred point of contact as follows and confirmed the existence of a rental housing ordinance in their municipality.

Municipality:	Contact:	Rental Housing Ordinance Yes / No
Bellefonte Borough	Vana Dainty	Yes
	Centre Region Codes: Efh Wiker	
Benner Township	Lindsay Schoch	No
Marion Township	Tim Weight	No
Spring Township	Vaughn Zimmerman	No
Walker Township	Vaughn Zimmerman	No

Discussion Topics/New Business:

1) Benner Township Ordinance Amendment – Manufactured Home Park Zoning District

Paul Kurtz presented the following background information on this issue:

- The Village of Nittany Glen located at 590 S. Fillmore Road, Benner Township was designed to provide permanent homes on slab with the homeowner only owning what was on the slab. Currently 20 to 25 homes exist.
- Over time it has become evident that potential buyers have a difficult time getting a mortgage for these homes and the park owner has approached the township with a request to allow townhouse units within the Manufactured Home Park (MHP) Zoning district.
- Such a change would impact all MHP zoning districts.
- The townhouses would be condominium units versus fee simple.
- Approximately 50 townhouse units are proposed.

Discussion ensued and focused on parking, traffic and road conditions:

- Overflow parking at one space / 5 townhouse units was deemed insufficient and a suggestion was made to increase the overflow parking density to 0.5 space/ townhouse unit.
- All roads within the development are private and no school bus or public transportation is available.
- Much concern was expressed that Benner Township may ultimately be responsible for the road construction and maintenance and at the present time the roads are not built to standard township specifications. It was unclear if the construction was not to specification or if the roads were not completed and therefore was not to specifications. It was recommended that the township engineer be contacted for a determination.

- Also the township should determine what liability they may have for the interior road system should the project fail.
- Fire protection was also discussed with the concern that the turning radius may not exist to accommodate large fire equipment. The second aspect was a concern that if the overflow parking is not increased, there may be an abundance of overflow parking on the streets that would impede the flow of emergency vehicles, as well as everyday traffic.

Randy Brachbill made a motion to table the discussion until further information could be gathered. Ron Burd seconded the motion.

- Discussion continued to determine the role of the Nittany Valley Joint Planning Commission in this discussion. Some thought that the issue was not of regional significance but others took a different stance in that when the Nittany Valley Comprehensive Plan and the subsequent regional implementation plan were adopted it was understood that Benner Township's and Walker Township's provision of manufactured home park districts would satisfy the regional need and any actions that may impact the existing manufactured home parks could place the region's municipal zoning ordinance in question.
- In summary, it was determined that if the density of the MHP district remained unchanged (as indicated in the proposed amendment) and the parking issues were addressed, then it would seem as though the regional concerns would be addressed.

As a result Randy Brachbill and Ron Burd rescinded the motion.

Subsequently, Dave Capperella made a motion stating the Nittany Valley Joint Planning Commission concurred with the proposed amendment to the Manufactured Home Park Zoning District with the provision that new roads be constructed to township standards, that the overflow parking be increased to 0.5 spaces / townhouse unit, and that all interior streets be brought to township standards. Bob Dannaker seconded the motion and it was approved by the following member vote.

Vote:

Paul Kurtz	Abstained	Dave Capperella	Yes
Ken Roan	Yes	Ron Burd	Yes
Randy Brachbill	Yes		
Bob Dannaker	Yes		

2) Ag Tourism Conditional Use Provisions – Benner Township

Paul Kurtz reviewed the proposed conditional uses to the Township's Agricultural Zoning District. These conditional uses will accommodate agricultural tourism including weddings, barn dances, stage performances in conjunction with hayrides, fairs, and festivals as well as other activities which are listed in the attached draft document of the conditional use requirements. The proposed conditional use provisions require that access to agritourism activities must be reviewed and approved by the Township Engineer, the supporting sewer / septic system must be in compliance with the Township's regulations and approved by the Township Sewage Enforcement Officer, and the activity must comply with all state, county and local ordinances.

Discussion ensued and it was the consensus of those present that the proposed conditional use requirements for the Agricultural Zone were not of regional nature and did not require the review and formal action of the Nittany Valley Joint Planning Commission.

Recently Compiled / Adopted Resources / Announcements

None offered.

Planning and Zoning Updates:

Benner Township: A conditional use application has been submitted for a catering and banquet facility near University Park Airport.

Walker Township: No updates offered.

Spring Township: The Woodcraft Manufacturing Building in Penn Eagle Industrial Park was sold to the PA Fish and Boat Commission for \$3.9 million.

Marion Township: No updates offered.

Bellefonte Borough: Downtown Bellefonte will see several construction projects beginning in the Spring 2015: Garman House, Cadillac Building Rehabilitation, Temple Court and the completion of the Courthouse Annex Addition. Also, Route 144 through the Borough (Allegheny Streets and West Linn Street) is to be paved.

Adjournment:

With no further business, the January 2015 meeting of the Nittany Valley Joint Planning Commission was adjourned at 7:04 p.m. following a motion by Dave Capperella and seconded by Bob Dannaker.